SE
MG

BUY. MANAGE. SELL.

SOUTHEASTERN MANAGEMENT GROUP

presents:

145 Saint Philip

145 SAINT PHILIP STREET - RETAIL / RESTAURANT / OFFICE

1st Floor Space	3,850 sf	$24.00 psf	$7,700.00/mo.
	NNN/CAM	$ 7.08 psf	$2,272.44/mo.
			$9,972.44/mo.

- Excellent open floor plan ... great for restaurant, retail, or office.
- High visibility, great location, & on-site parking for customers.
- High density residential & commercial properties surround this property.
- Outdoor dining opportunities are available.

contact:

Chad Yonce, CCIM, CPM
843.577.8595 x 12
yonce@semgsc.com

151 King Street
Charleston, SC 29401

www.semgsc.com

CONCEPTUAL PROPOSED FRONT ELEVATION

145 SAINT PHILIP STREET

CHARLESTON, SOUTH CAROLINA

TMS #: 460-12-03-009

ZONED DR2

CONCEPTUAL PROPOSED SIDE (REAR) ELEVATION

VICINITY MAP (NOT TO SCALE)

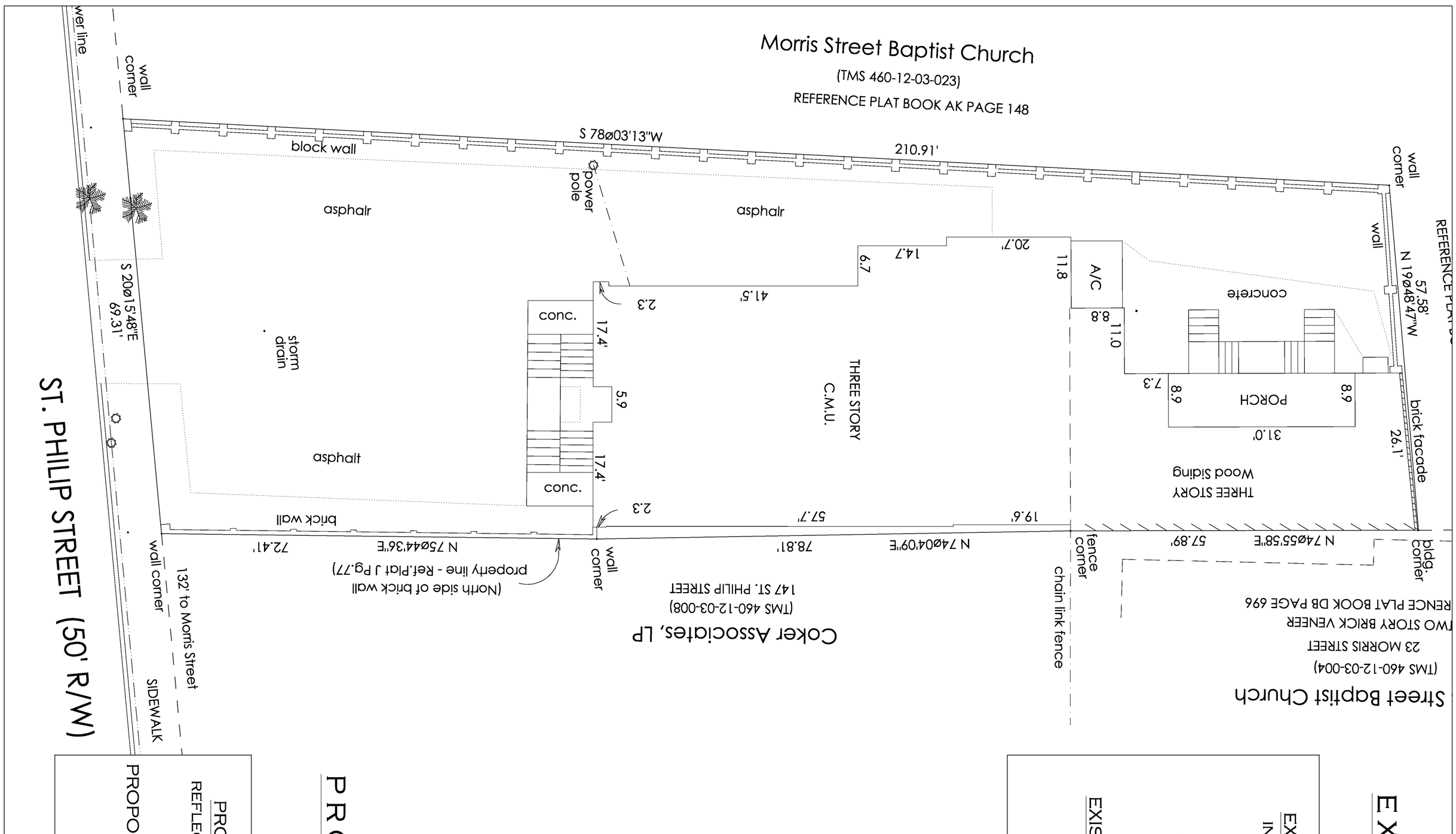
N
W E
S

JULIA ⁄ MARTIN
architect, llc

145 ST. PHILIP STREET: ADAPTIVE RE-USE

2 FEBRUARY, 2010

NOTE: This layout is for discussion purposes only. A complete analysis of building code requirements has not been performed or incorporated. Likewise, as-built measurements and conditions have not been fully field-verified.



EXISTING SITE PLAN

SCALE: 1" = 5' (1"-10' IF HALF-SIZE)

EXISTING LOT COVERAGE INFORMATION:
INCL. HEATED, STEPS, AND HVAC ENCLOSURE
TOTAL: 5662 SF
LOT SF 13,231 SF

EXISTING LOT COVERAGE: = 42.79%
(EXCLUDING PAVEMENT)

EXISTING OCCUPANCY LOAD INFORMATION:
590 PEOPLE (OVER THE THREE FLOORS)

EXISTING PARKING SPACES: (12)

145 ST. PHILIP ST.

ZONED: DR2
FLOOD ZONE: AE 13
EXISTING GRADE ELEV.: ±10.0'
(PER ELEV. CERT. PROVIDED BY OWNER)
T.M.S.#: 460-12-03-009

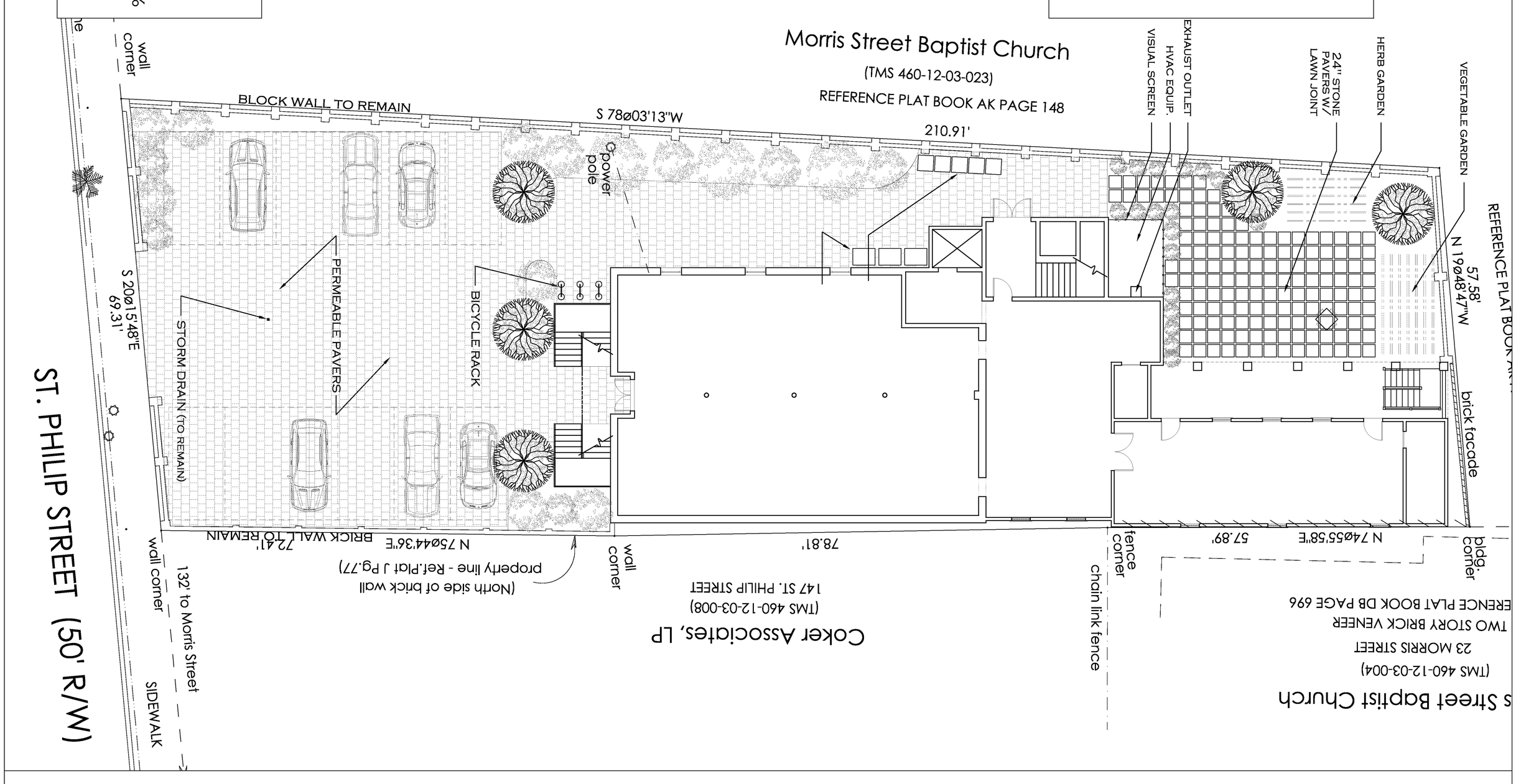
PROPOSED SITE PLAN

SCALE: 1" = 5' (1"-10' IF HALF-SIZE)

PROPOSED LOT COVERAGE INFORMATION:
REFLECTING DELETION OF REAR (NON-HISTORIC) STAIR:
TOTAL: 5480 SF

PROPOSED LOT COVERAGE: 5480/13231 = 41.4%

PROPOSED PARKING SPACES: (12)



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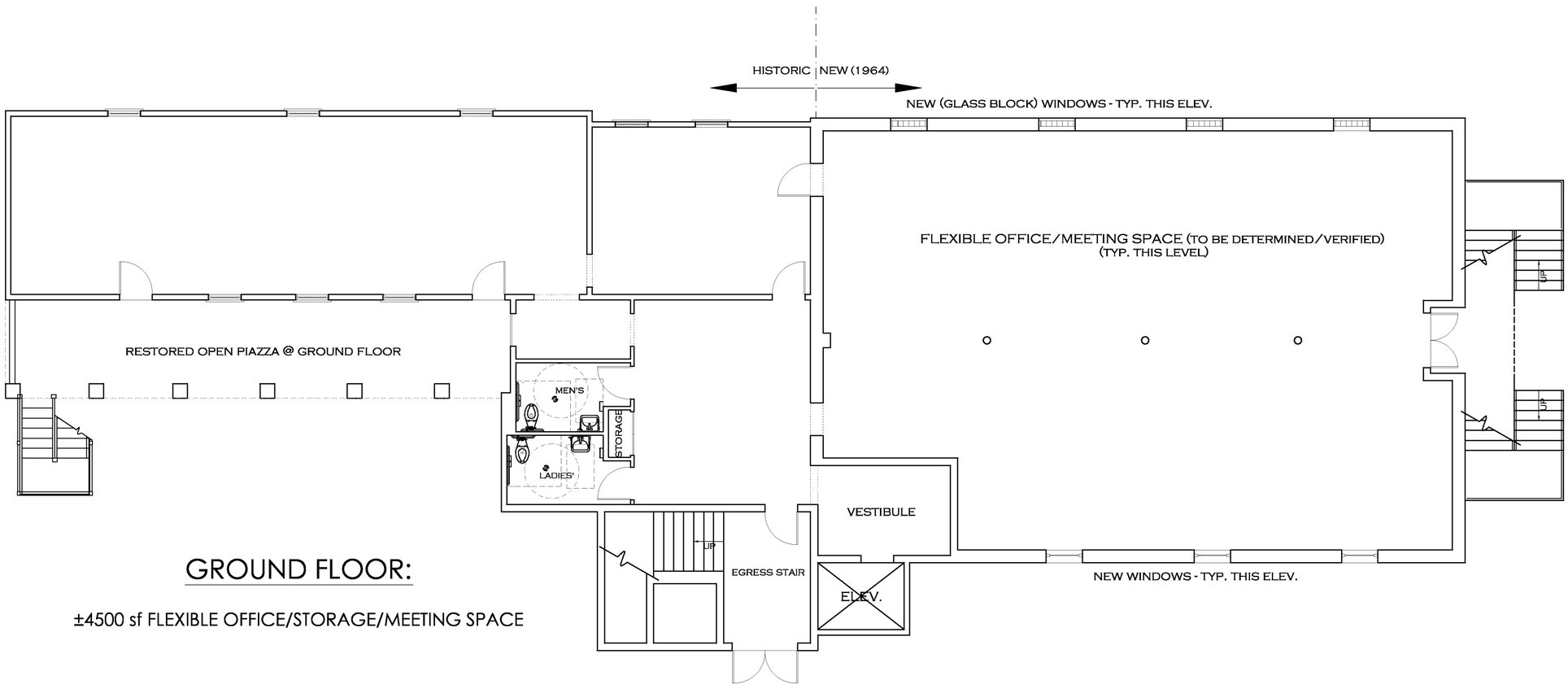
145 ST. PHILIP STREET: SITE PLAN

EXISTING & PROPOSED CONDITIONS

2 FEBRUARY, 2010

NOTE: DRAWINGS ARE FOR REFERENCE ONLY, REGARDING THE FEASIBILITY OF PROPOSED ADAPTIVE RE-USE. DETAILED DOCUMENTATION OF EXISTING CONDITIONS WOULD BE REQUIRED PRIOR TO CONDUCTING A COMPREHENSIVE CODE ANALYSIS OR PREPARING ANY CONSTRUCTION DOCUMENTS.



GROUND FLOOR:

±4500 sf FLEXIBLE OFFICE/STORAGE/MEETING SPACE

GRAPHIC SCALE

10 5 0 10 20

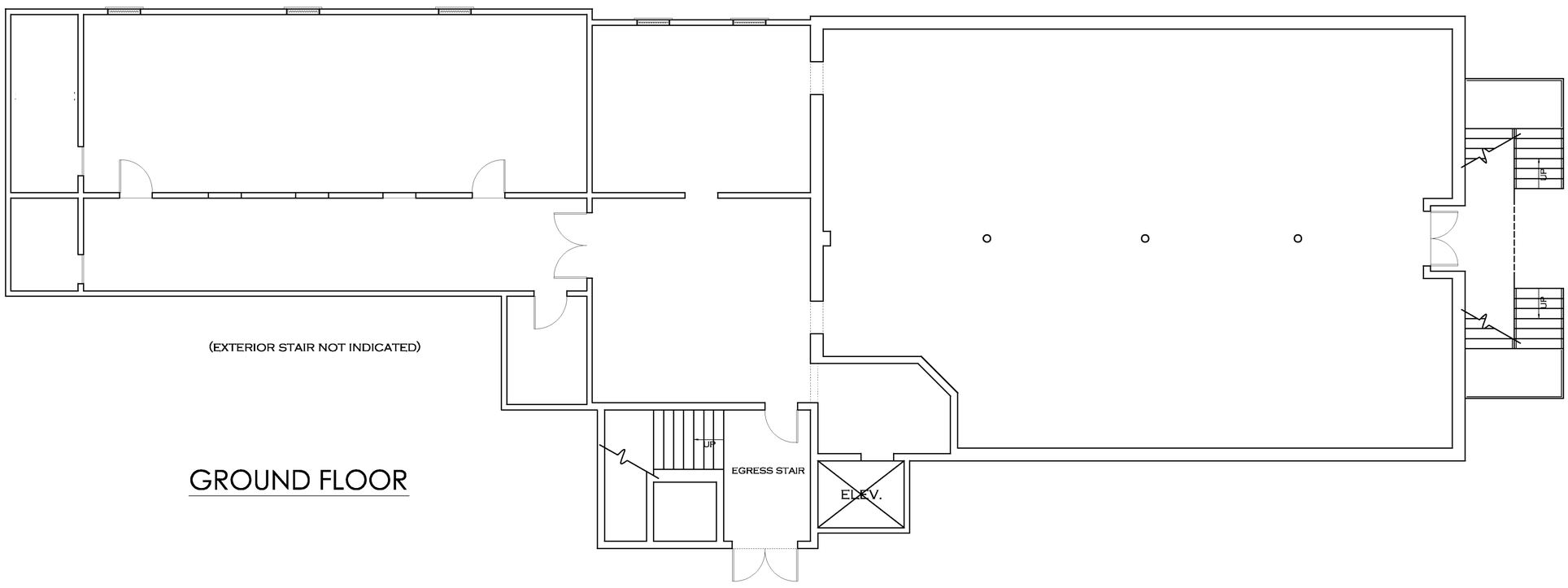
JULIA & MARTIN
architect, llc

145 ST. PHILIP STREET: MULTI-FAMILY CONCEPT

(4) 4-BEDROOM UNITS + (4) 2-BEDROOM UNITS + 4500 SF FLEX. SPACE

2 FEBRUARY, 2010

NOTE: DRAWINGS ARE FOR REFERENCE ONLY, REGARDING THE FEASIBILITY OF PROPOSED ADAPTIVE RE-USE. DETAILED DOCUMENTATION OF EXISTING CONDITIONS WOULD BE REQUIRED PRIOR TO CONDUCTING A COMPREHENSIVE CODE ANALYSIS OR PREPARING ANY CONSTRUCTION DOCUMENTS.



GRAPHIC SCALE

10 5 0 10 20

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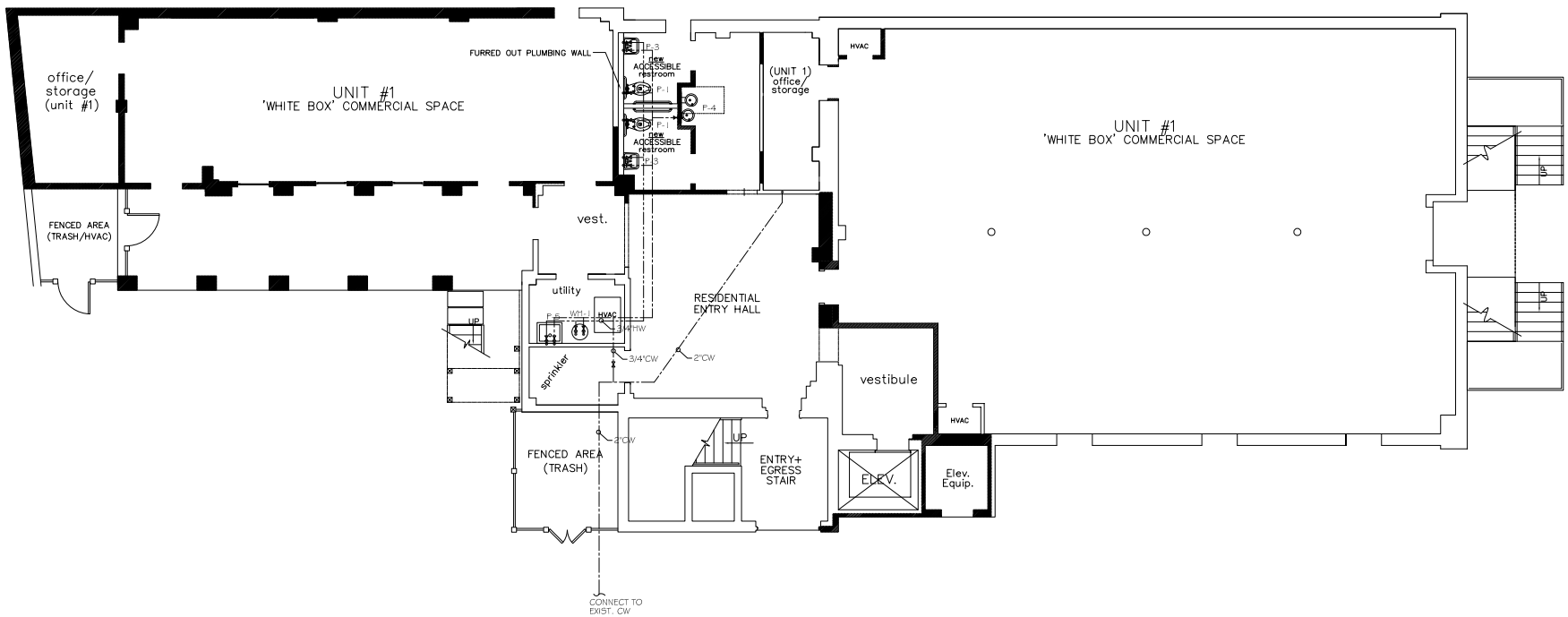
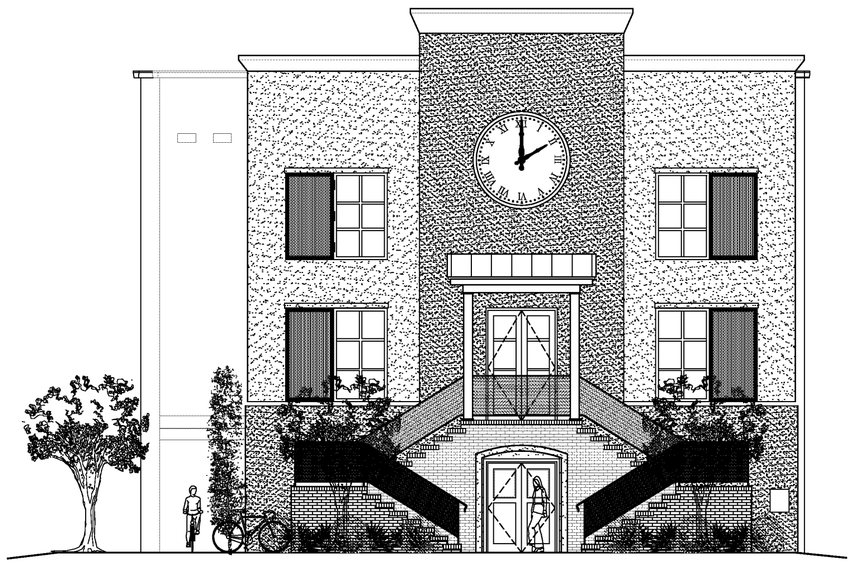
145 ST. PHILIP STREET: EXISTING CONDITIONS

2 FEBRUARY, 2010

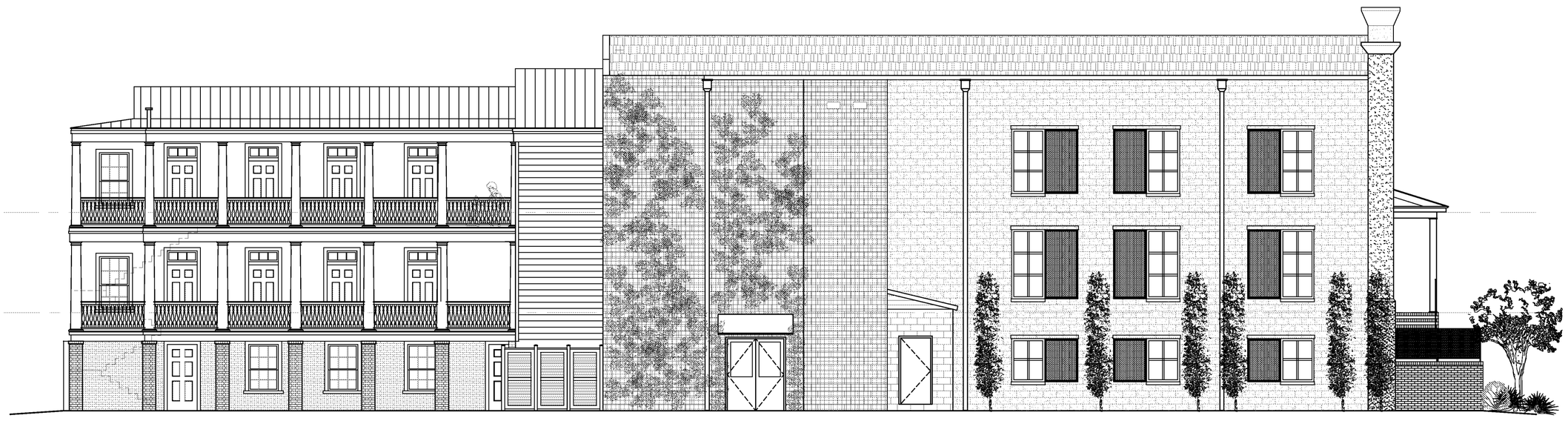
NOTE: DRAWINGS ARE FOR REFERENCE ONLY, REGARDING THE FEASIBILITY OF PROPOSED ADAPTIVE RE-USE. DETAILED DOCUMENTATION OF EXISTING CONDITIONS WOULD BE REQUIRED PRIOR TO CONDUCTING A COMPREHENSIVE CODE ANALYSIS OR PREPARING ANY CONSTRUCTION DOCUMENTS.

GROUND FLOOR PLAN



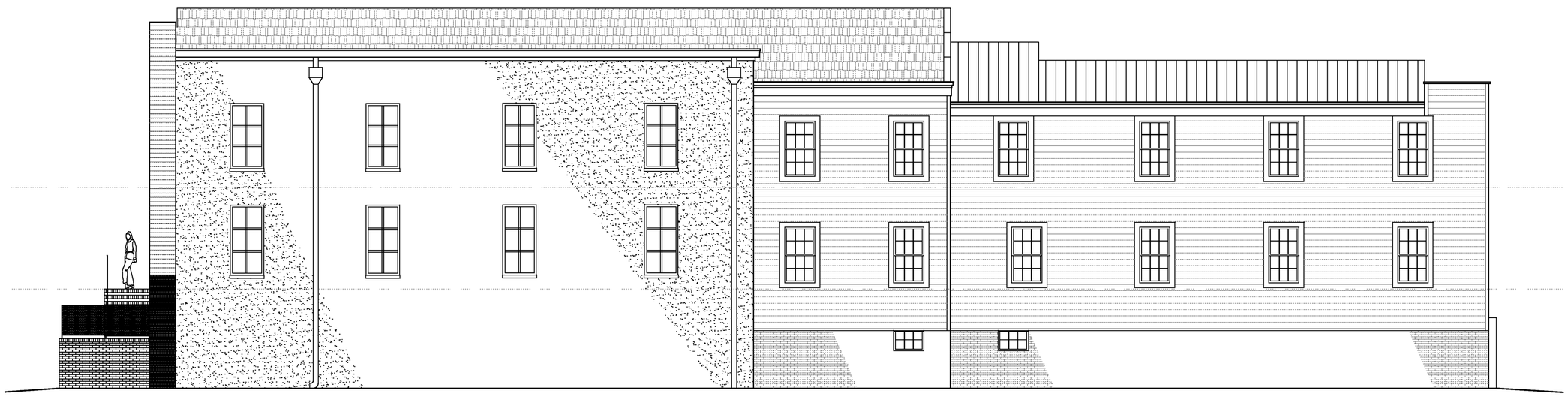


FRONT (EAST ELEVATION)



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

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145 ST. PHILIP STREET: EXISTING CONDITIONS

EXTERIOR ELEVATIONS

2 FEBRUARY, 2010

NOTE: DRAWINGS ARE FOR REFERENCE ONLY, REGARDING THE FEASIBILITY OF PROPOSED ADAPTIVE RE-USE. DETAILED DOCUMENTATION OF EXISTING CONDITIONS WOULD BE REQUIRED PRIOR TO CONDUCTING A COMPREHENSIVE CODE ANALYSIS OR PREPARING ANY CONSTRUCTION DOCUMENTS.

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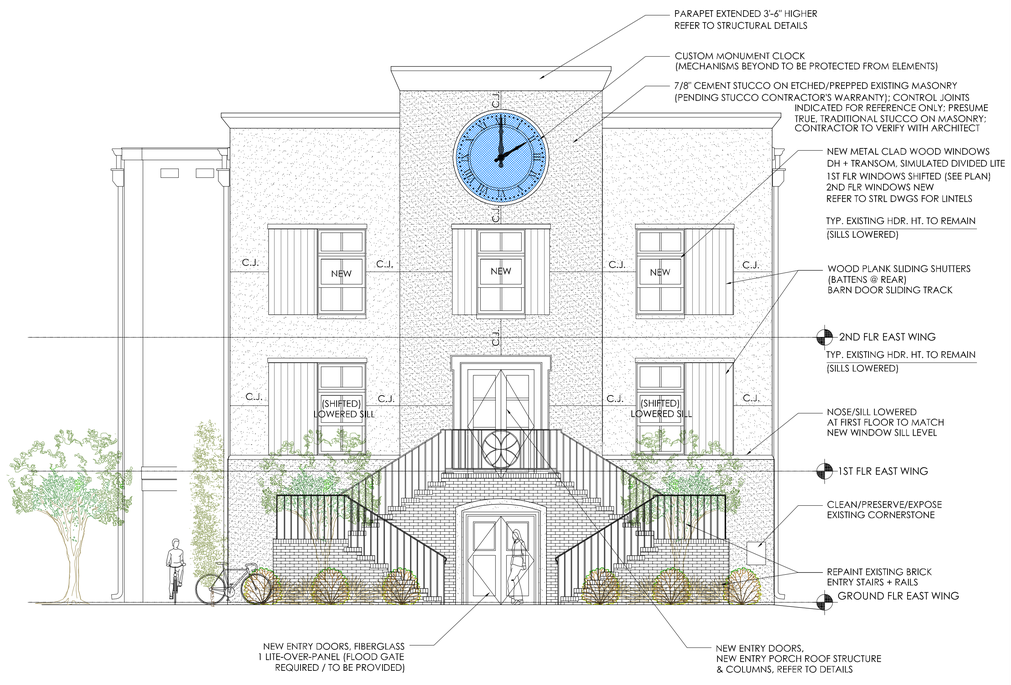
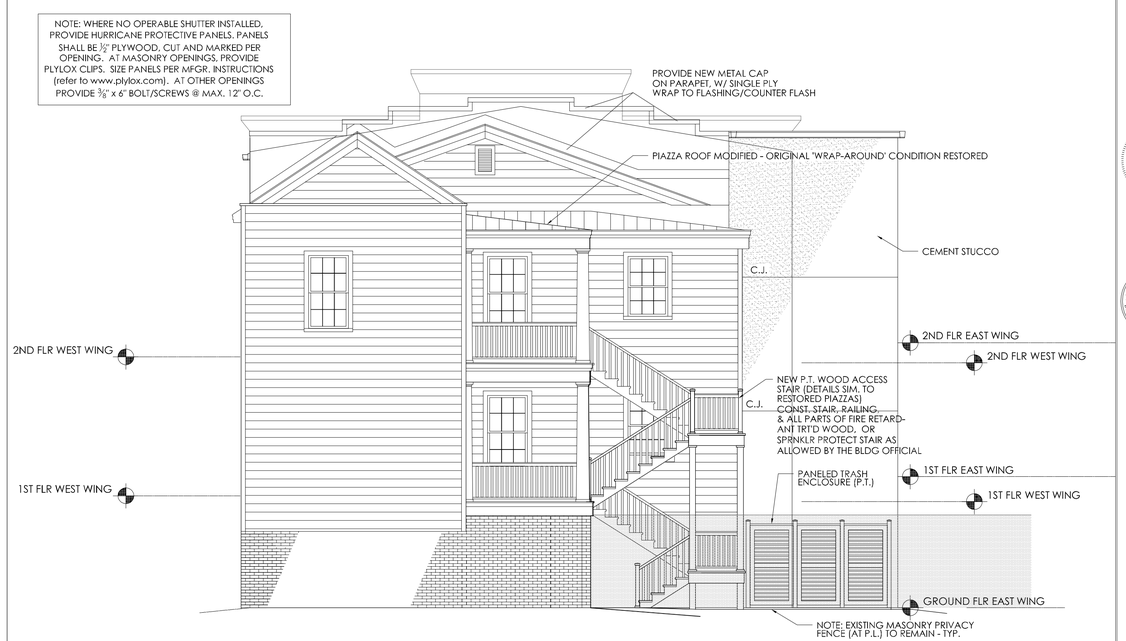
1 EXISTING EAST (ST. PHILIP) ELEVATION SCALE: 3/16" = 1'-0"

2 EXISTING WEST (REAR) ELEVATION SCALE: 3/16" = 1'-0"



3 PROPOSED EAST (ST. PHILIP) ELEVATION SCALE: 3/16" = 1'-0"



4 PROPOSED WEST (REAR) ELEVATION SCALE: 3/16" = 1'-0"

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RESTORATION / ADAPTIVE RE-USE AT

145 SAINT PHILIP STREET

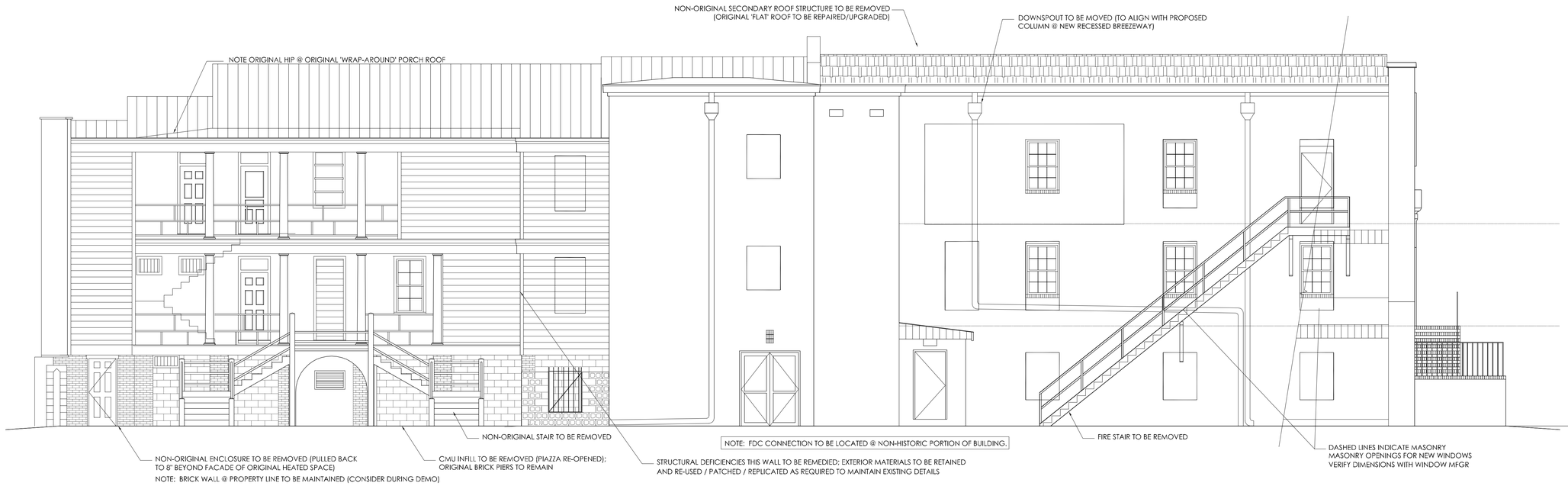
CHARLESTON, SOUTH CAROLINA

EXISTING + PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.:	2011-27
DATE:	8 November, 2011 6 December, 2011
DRAWN BY:	BKM/JFM
CHECKED BY:	BKM/JFM
SCALE:	as indicated

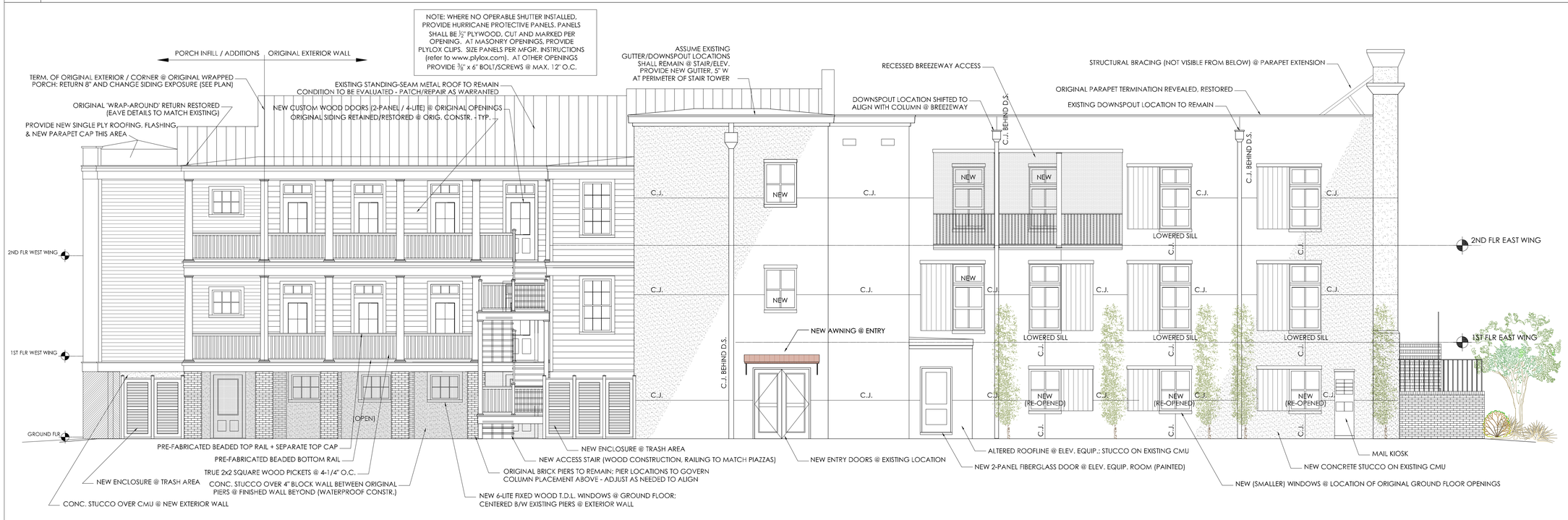
SHEET NO.

A-201



1 EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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RESTORATION / ADAPTIVE RE-USE AT

145 SAINT PHILIP STREET

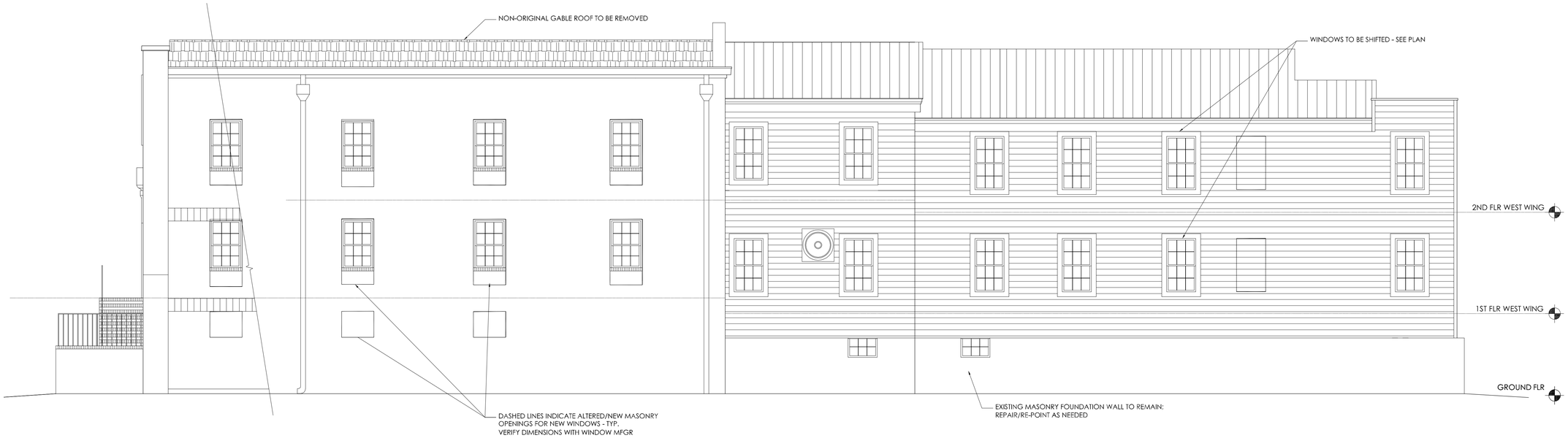
CHARLESTON, SOUTH CAROLINA

EXISTING + PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.:	2011-27
DATE:	8 November, 2011 6 December, 2011
DRAWN BY:	BKM/JFM
CHECKED BY:	BKM/JFM
SCALE:	as indicated

SHEET NO.

A-202



1 EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: NET AREA OF OPENINGS @ EXISTING NORTH SIDE SHALL NOT EXCEED PRE-ALTERATION EXISTING TOTAL. ALTERED OPENING AREA DOES NOT INCREASE EXPOSURE, LIFE OR FIRE RISKS ABOVE THE PREVIOUS NON-CONFORMING CONDITION. THE RISKS ARE REDUCED BY THE AUTOMATIC SPRINKLER SYSTEM PROVIDED WITHIN THIS PROJECT.
(AS INDICATED, THE EXISTING AREA OF OPENINGS TO REMAIN, WITH SHIFTS/TRANSFERS AS NOTED)

NOTE: WHERE NO OPERABLE SHUTTER INSTALLED, PROVIDE HURRICANE PROTECTIVE PANELS. PANELS SHALL BE ½" PLYWOOD, CUT AND MARKED PER OPENING. AT MASONRY OPENINGS, PROVIDE PLYLOX CLIPS. SIZE PANELS PER MFGR. INSTRUCTIONS (refer to www.plylox.com). AT OTHER OPENINGS PROVIDE ⅜" x 6" BOLT/SCREWS @ MAX. 12" O.C.

2 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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RESTORATION / ADAPTIVE RE-USE AT

145 SAINT PHILIP STREET

CHARLESTON, SOUTH CAROLINA

STATE OF SOUTH CAROLINA — JULIA F. MARTIN — CHARLESTON, SC — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — JULIA FRANCES MARTIN — CHARLESTON, SC — 6821 — REGISTERED ARCHITECT

THE BKM COMPANY — CHARLESTON, SC — No. 10849 — REGISTERED ARCHITECTURAL FIRM

STATE OF SOUTH CAROLINA — THE BKM COMPANY — CHARLESTON, SC — No. 10849 — REGISTERED ARCHITECTURAL FIRM

EXISTING + PROPOSED EXTERIOR ELEVATIONS

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